> INTRODUCTION

Alkerden
PUBLIC EXHIBITION DECEMBER 2019

WHAT ARE WE CONSULTING ON?

Whitecliffe (also known as Eastern Quarry) represents the largest development site within Ebbsfleet Garden Village.

Outline Planning Permission was granted in 2007 for the comprehensive redevelopment of the site, with subsequent amendments made to the planning permission in 2013 and early 2018. The site has planning permission for up to 6,250 new homes, new schools, leisure, community and commercial opportunities as well as significant amounts of public open space.

Whitecliffe is split into three areas; Castle Hill, Alkerden and Ashmere. Development is well underway at Castle Hill with almost 800 homes completed and the new primary school open. This latest consultation relates to a new park that will be part of Alkerden (the central village).

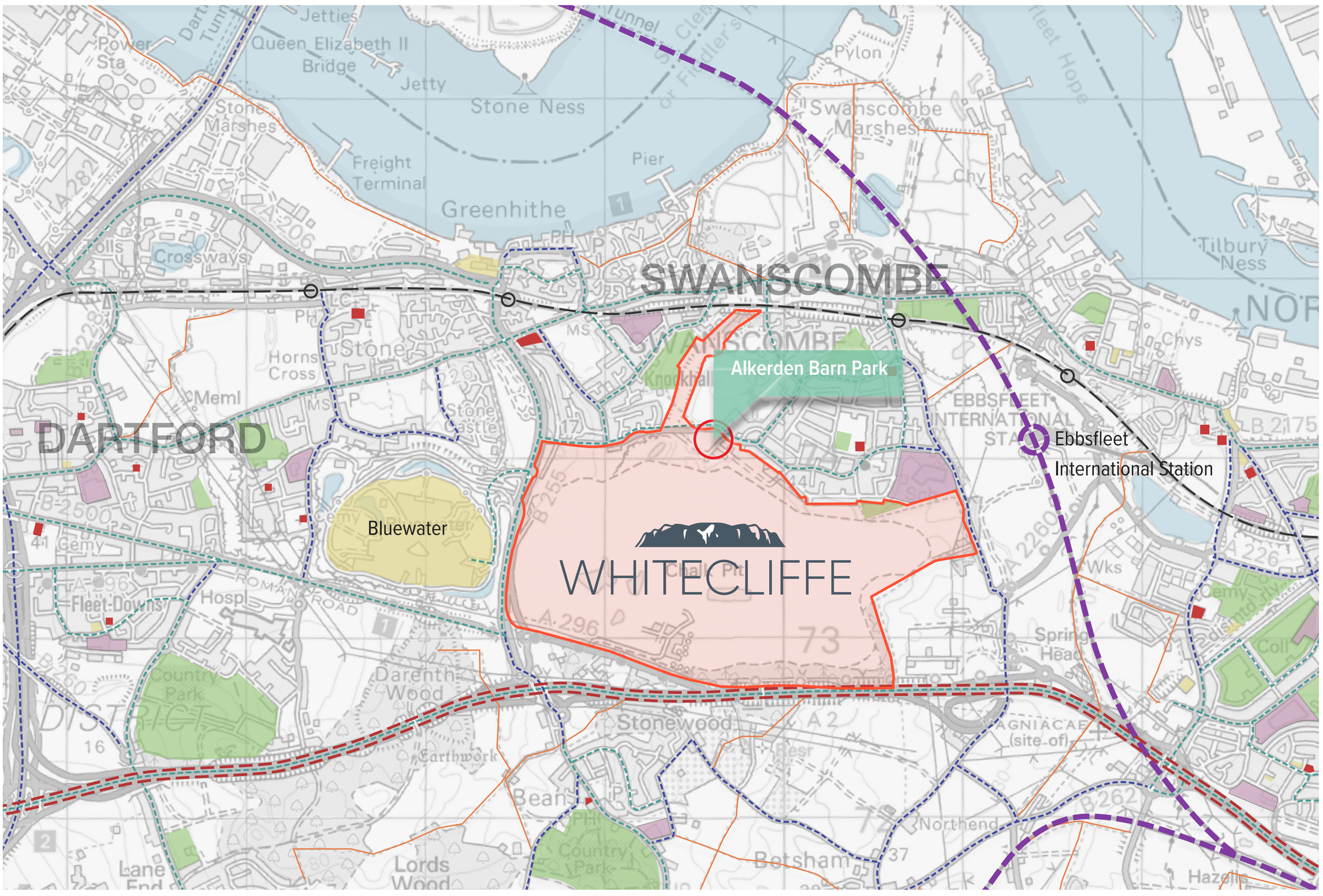
As part of the proposals for the park, Alkerden Barn will be retained in situ, restored and become a key element within the park.

YOUR FEEDBACK

The consultation event today is an opportunity for us to provide an overview of the emerging design proposals and to collaborate with you on any potential future uses or ideas that could be incorporated within the park.

We would welcome your feedback on the themes presented in the presentation boards and any feedback or clarifications that you may have more broadly.

SITE LOCATION



ANY COMMENTS?

- We are keen to capture your memories of the farm or barn that we may be able to incorporate in our scheme going forwards. Please post a note on our final panel.
- Talk to the landscape architect who is responsible for the design of the park. He is at the table with the plans and ready to discuss the emerging proposals, and hear your aspirations for the upcoming park uses.
- Complete the feedback form with any other comments or ideas for the future proposals.

Alternatively, you can email: **info@whitecliffeinfo.com**

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> SITE CONTEXT

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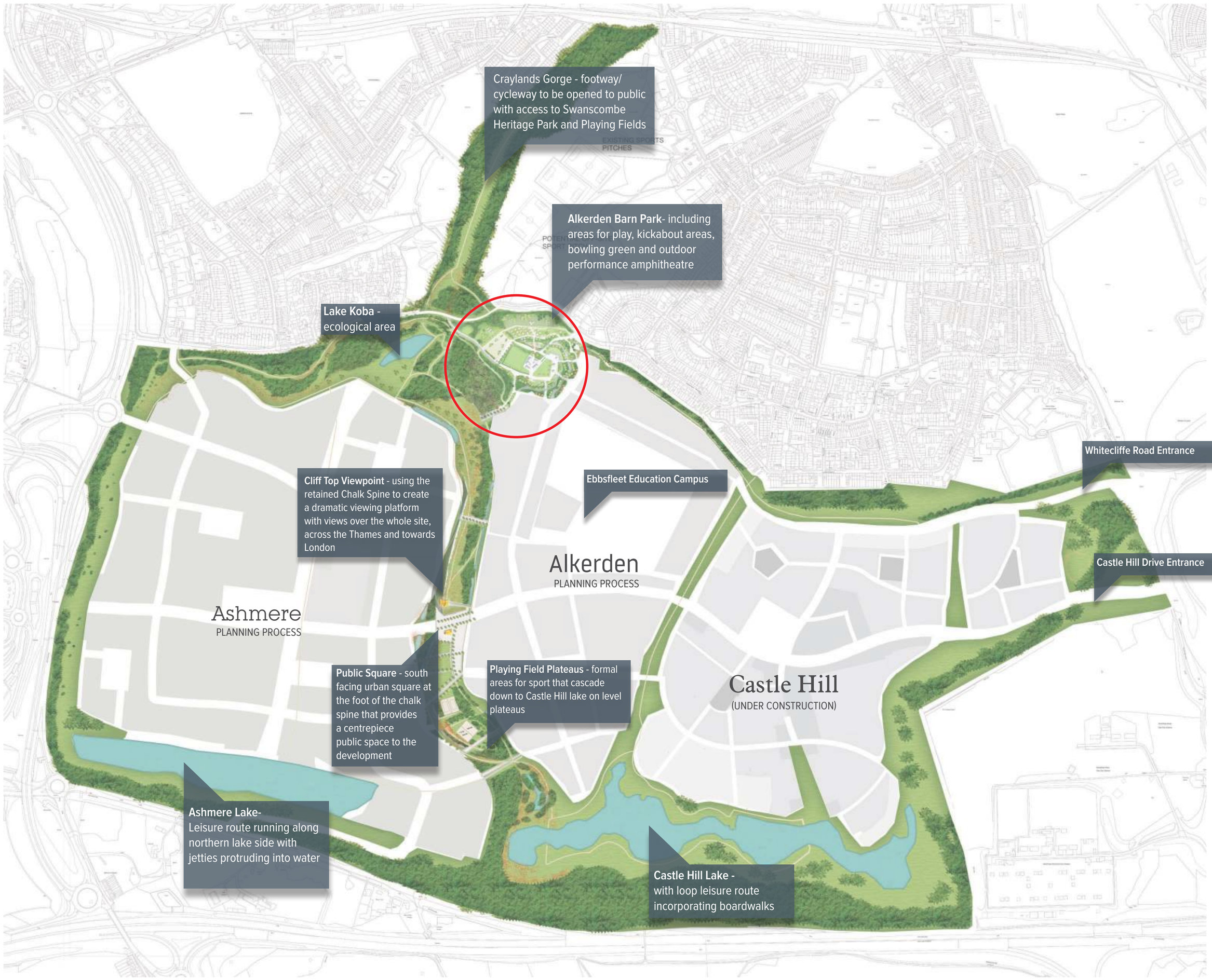
Craylands Gorge - footway/ cycleway to be opened to public with access to Swanscombe Heritage Park and Playing Fields
EXISTING SPORTS PITCHES
Alkerden Barn Park- including areas for play, kickabout areas, bowling green and outdoor performance amphitheatre
Lake Koba - ecological area
Whitecliffe Road Entrance
Cliff Top Viewpoint - using the retained Chalk Spine to create a dramatic viewing platform with views over the whole site, across the Thames and towards London
Ebbsfleet Education Campus
Alkerden
PLANNING PROCESS
Castle Hill Drive Entrance
Ashmere
PLANNING PROCESS
Public Square - south facing urban square at the foot of the chalk spine that provides a centrepiece public space to the development
Playing Field Plateaus - formal areas for sport that cascade down to Castle Hill lake on level plateaus
Castle Hill
(UNDER CONSTRUCTION)
Ashmere Lake-
Leisure route running along northern lake side with jetties protruding into water
Castle Hill Lake -
with loop leisure route incorporating boardwalks

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> EMERGING PARK DESIGN

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EMERGING PARK DESIGN

The park has been laid out to provide suitable uses for the future residents of Whitecliffe and the existing residents in the surrounding community. The concept is one derived from the former use of the site as a farm, with productive landscapes interwoven with play, social areas, amphitheatre, a new courtyard, bowling green, and community buildings.

KEY POINTS

01 New community pavilion building that will accommodate toilet and kitchen facilities as well as other suitable uses such as bowling club or area for community groups

02 Removal of existing farmhouse allows a larger flat lawn at the base of the slopes

03 Existing barn retained and restored

04 New community plaza located in previous position of farmyard

05 Community garden

06 Orchards in the landscape

07 Alignment of old track retained (levels slightly adjusted to work with new proposals. Plaque with engraving of the old lease notice to create sense of arrival and historical intrigue.

08 Location of old well discovered and retained as part of the proposals

09 New Bowling Green (or other use?)

10 Car park/ Market Area/ Marquee

11 New Allotments

12 Steps down into park from adjacent housing development

13 Ramp spiralling down into park creating access for all and areas to sit overlooking the park

14 Existing woodland retained

15 Silos retained and potentially used as shelters/ swallow lofts/ art installations etc

16 New amphitheatre area

17 Existing vehicular route into park upgraded with pedestrian route and retained

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ALKERDEN BARN

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KEY POINTS

Formal building condition surveys have confirmed that Alkerden Barn is in a very poor state of repair. However, following initial discussion with the local community, Henley Camland are keen to ensure that this important history is not lost from the site and is proposing to sensitively restore the building into a new community focal point. The building has been surrounded by protective scaffolding in the interim.

The proposal is to restore the building using traditional construction methods sympathetic to and commensurate with the surviving fabric, representative of the original building.

It is anticipated at this stage that those key elements of the historic fabric to be retained would comprise as a minimum; the timber frame elements inclusive of sole plates, bay elements, wall plates and the roof elements comprising principal rafters, purlins and collars etc. Additionally, the central brick chimney arrangement will be retained and stored. It would also be desirable to attempt to retain elements such as the plinth arrangement and any vestigial infill panels, although it is recognised that due to the degradation in evidence for these elements that this would be indicative only.

ANY COMMENTS?

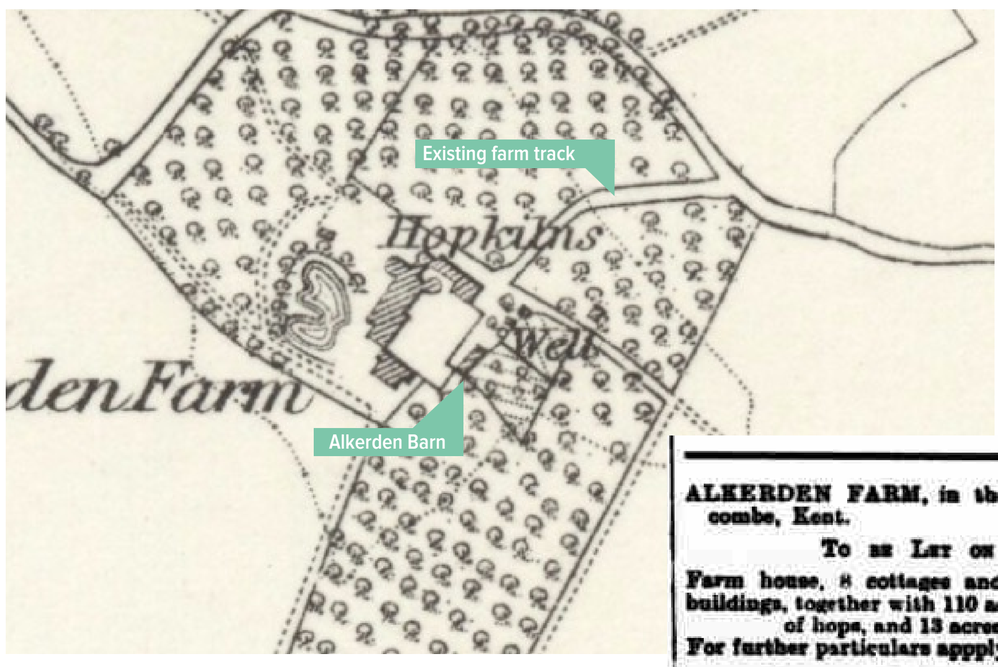
We would welcome your thoughts as to how a sensitively restored building could be reused. Possibly as a heritage centre? How would you use a new facility?

Plan

Old farm track restored as new footpath into park from Swanscombe
Potential new buildings forming a cluster around a new 'yard' style central plaza
Existing silos and pig shed restored and retained
Existing barn retained and restored as a new community building

Aerial

Historical Layout (Circa 1890)



ALKERDEN FARM, in the Parish of Swanscombe, Kent.

To be Let on Lease,

Farm house, 8 cottages and good set of farm buildings, together with 110 acres of fruit, 30 acres of hops, and 13 acres of orchard.

For further particulars appply to

Messrs. DANN & LUCAS,

Land Agents, Bexley and Dartford, Kent. 1

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ALKERDEN BARN

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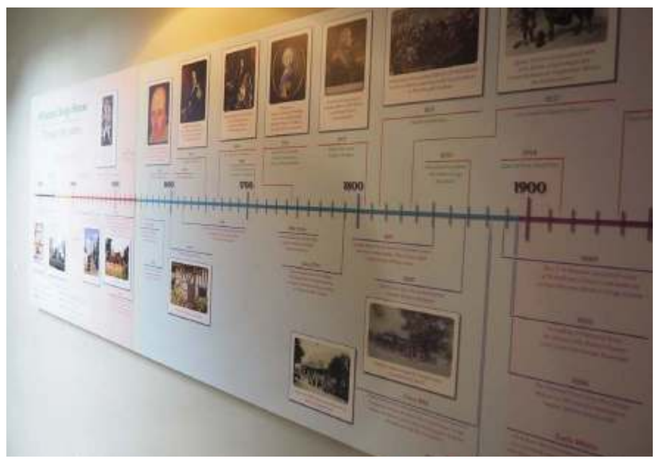
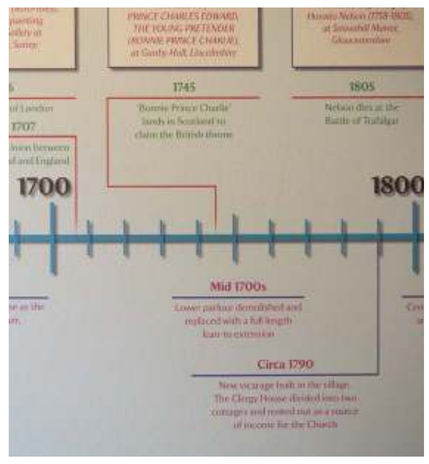
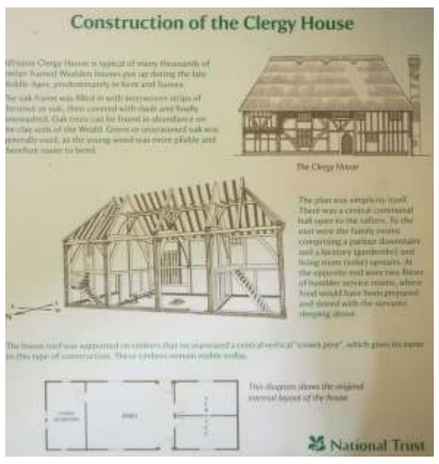
Alkerden Barn inside

Architects interpretation of a potential future restoration and use.

Precedent images of similar restorations







Interpretation panels and boards explaining site history and time line (that would work well in Alkerden Barn)

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> LEVELS

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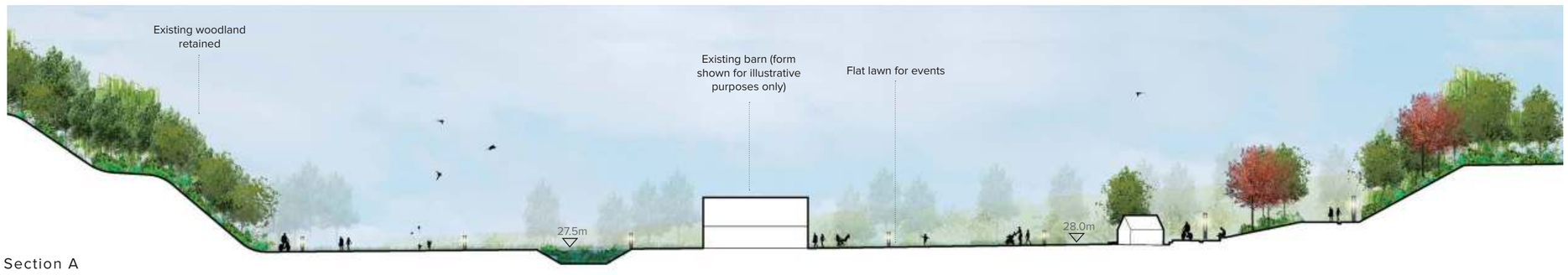
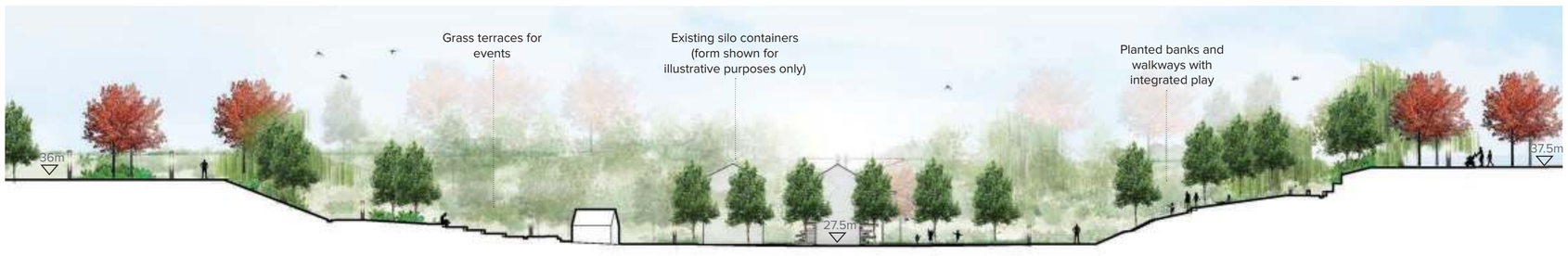
USING LEVELS

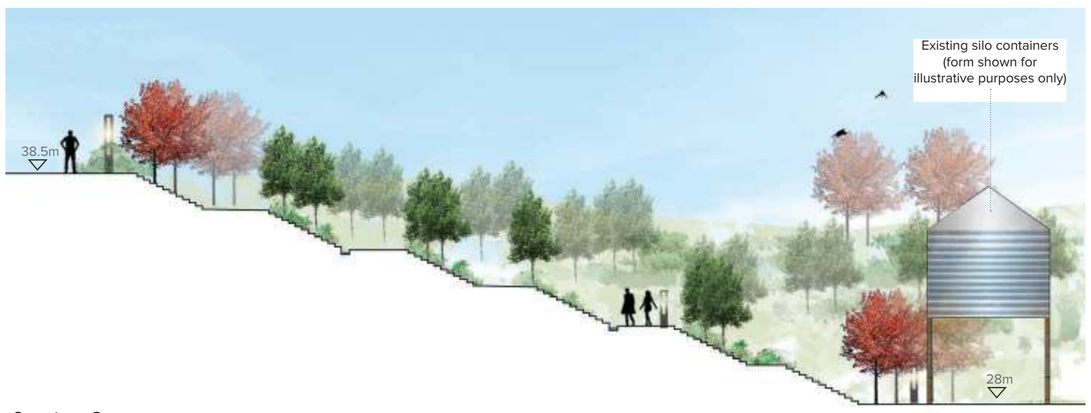
In order to retain the barn in its current location the park is around 12m below the surrounding housing to the east and the road to the north. Therefore, to gain maximum use out of this level change the banks and slopes have ben designed to accommodate seating area terraces, play facilities, amphitheatre, ornamental planting and two paths spiralling down towards the centre.



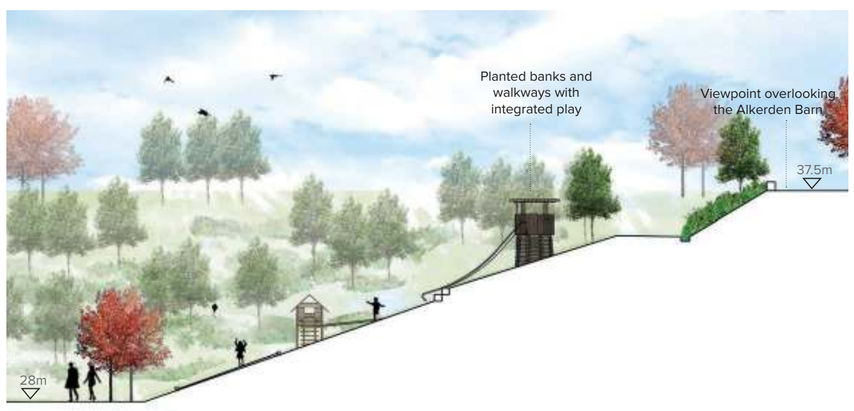
Section A



Section B



Section C - Steps into the park



Section D - Planted banks and walkways with integrated play

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> COMMUNITY PARK USES ?

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FUTURE USES

One of the purposes of this consultation is to understand how the park can work for the existing local communities of Swanscombe, Greenhithe and the future community of Whitecliffe. Therefore we are putting the question to you. Please could you take the time to consider which of these uses you would prefer in the park and if you have your own ideas on how the space can be used, we'd love to hear them! (we will include a rating box in the feedback form)

OUTDOOR USES

What kind of outdoor recreational landscape uses would you prefer in the park

- Tennis Courts
- Basketball Court
- Bowling Green
- Skate Park
- Car Boot Sales
- Duck Pond
- .....Any suggestions?

NEW BUILDINGS

As part of the design there are several new buildings planned for the centre of the park. These will create a cluster of new buildings around a new farm courtyard similar to the layout of the historical manor house landscape.

What kind of buildings would you like to see?

- Café
- Workshop
- Shed Rental
- Art Studio
- Meeting Rental
- Small Community Hall
- Bike Maintenance
- Fruit Sales and Juice Bar in portable trailers or cabins
- Plant Van / Veg Van

ANY COMMENTS?

We would welcome your thoughts on the uses that we are offering in the park. Are these uses a good idea? Have we missed anything that would like to see?

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> YOUR THOUGHTS ?

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ANY COMMENTS ?

Please put your post it notes here!

ANY MEMORIES ABOUT ALKERDEN BARN/ FARM?

Please put your post it notes here!

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